

TOWNSHIP OF MILLSTONE
Meeting Room
215 Millstone Road
Millstone Township, NJ 08535

DRAFT
TOWNSHIP COMMITTEE
AGENDA
MARCH 18, 2020 @ 8:00 pm

Mayor Masci calls the meeting to order at ____ p.m.

STATEMENT OF NOTICE AS REQUIRED BY P.L. 1975, C231 IS READ.

I HEREBY ANNOUNCE THAT PURSUANT TO THE OPEN PUBLIC MEETING ACT, ADEQUATE NOTICE OF THIS MEETING HAS BEEN PROVIDED IN THE ANNUAL NOTICE OF MEETINGS WHICH WAS MAILED TO THE ASBURY PARK PRESS AND THE TRENTON TIMES, POSTED ON THE PUBLIC ANNOUNCEMENTS BULLETIN BOARD IN TOWN HALL AND FILED IN THE OFFICE OF THE TOWNSHIP CLERK ON DECEMBER 18, 2019.

ROLL CALL: Mayor Masci ____, Committeeman Dorfman ____, Committeeman Ferro ____, Deputy Mayor Grbelja ____, Committeeman Kuczinski ____.

RESOLUTION TO GO INTO EXECUTIVE SESSION, (20-103) Moved C/____, Second C/____. (Committee Discussion)

VOTE: C/Dorfman ____, C/Ferro ____, DM/Grbelja ____, C/Kuczinski ____, M/Masci ____.

Motion to adjourn executive session, Moved C/____, Second C/____. ©

Time In ____ p.m., Time Out ____ p.m.

**MAYOR MASCI CALLS THE REGULAR MEETING TO ORDER AT ____ P.M.
FOLLOWED BY A FLAG SALUTE AND A MOMENT OF SILENCE.**

The Township of Millstone will be videotaping this meeting for replay on Millstone PEG Channel. By attending this evening, attendees acknowledge this recording and agree to allow their images to be recorded.

All attendees and participants agree to conduct themselves in a manner appropriate for public gathering. Individual speakers should be advised that no right of privacy protects a person's public comments made in a public forum. Accordingly, all participants bear responsibility for their own statements and commentary.

RESOLUTION:

20-104 Resolution Acknowledging Receipt and Review of Planning Board Consistency Reports for Ordinances 20-02, 20-03, 20-04, 20-05, 20-06 & 20-07

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)

VOTE: C/Ferro _____, DM/Grbelja _____, C/Kuczinski _____, C/Dorfman _____, M/Masci _____.

ORDINANCES:

FIRST READING:

ORDINANCE 20-09 AMENDING CHAPTER II (ADMINISTRATION) PAYROLL OF THE REVISED GENERAL ORDINANCE OF THE TOWNSHIP OF MILLSTONE BY FIXING SALARY RANGES OF THE TOWNSHIP OFFICIALS AND EMPLOYEES; IN THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY.

EXPLANATORY STATEMENT: This Ordinance fixes salary ranges for Township Officials and Employees for 2020.

Motion to adopt/table on first reading and authorize publication of same.

Moved C/____, Second C/____, (Committee Discussion)

VOTE: DM/Grbelja____, C/Kuczinski _____, C/Dorfman _____, C/Ferro _____, M/Masci _____

Second reading and Public Hearing to be held on April 1, 2020 at 8:00 p.m. at the Millstone Township Meeting Room, 215 Millstone Road, Perrineville, New Jersey.

SECOND READING:

ORDINANCE 20-02 ORDINANCE AMENDING CHAPTER XXXV (LAND USE) ARTICLE 5, (ZONING DISTRICT REGULATIONS) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY TO ADD NEW SECTION 5-17 (ACCESSORY APARTMENTS)

EXPLANATORY STATEMENT: This Ordinance revision provides for the opportunity to create affordable housing units to assist Millstone Township in meeting its affordable housing obligation pursuant to the Mount Laurel Doctrine.

Affidavit of Publication Presented

Mayor Masci opens the public hearing at _____ p.m.

Mayor Masci closes the public hearing at _____ p.m.

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)

VOTE: C/Kuczinski _____, C/Dorfman _____, C/Ferro _____, DM/Grbelja____, M/Masci _____

SECOND READING:

ORDINANCE 20-03 AN ORDINANCE OF THE TOWNSHIP OF MILLSTONE AMENDING THE GENERAL CODE OF THE TOWNSHIP OF MILLSTONE BY REPEALING AND REPLACING ARTICLE 8 “AFFORDABLE HOUSING” TO ADDRESS THE REQUIREMENTS OF THE FAIR HOUSING ACT AND THE UNIFORM HOUSING AFFORDABILITY CONTROLS (UHAC) REGARDING COMPLIANCE WITH THE TOWNSHIP’S AFFORDABLE HOUSING OBLIGATIONS AND TO

**ESTABLISH THE DEVELOPMENT FEES PERTAINING TO THE
TOWNSHIP'S AFFORDABLE HOUSING TRUST FUND**

EXPLANATORY STATEMENT: This Ordinance provides for the opportunity to create affordable housing units to assist Millstone Township in meeting its obligation to provide its fair share of affordable housing pursuant to the Mt. Laurel Doctrine in compliance with a certain Settlement Agreement dated September 5, 2019 and approved by the Superior Court of New Jersey in the case of **In the Matter of the Application of the Township of Millstone and the Planning Board of the Township of Millstone, County of Monmouth Docket No. MON-L-2501-15.** The Ordinance replaces former Article 8 in its entirety in order to update it to comply with current standards to address the requirements of the Fair Housing Act and the Uniform Housing Affordability Controls (UHAC) regarding compliance with the Township's affordable housing obligations and to establish the Development Fees pertaining to the Townships Affordable Housing Trust Fund.

Affidavit of Publication Presented

Mayor Masci opens the public hearing at ____ p.m.

Mayor Masci closes the public hearing at ____ p.m.

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)

VOTE: C/Dorfman ____, C/Ferro ____, DM/Grbelja ____, C/Kuczinski ____, M/Masci ____

SECOND READING:

ORDINANCE 20-04 ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTIONS 5-2 AND 5-3.1 ADDING THE R-MF MULTI-FAMILY ZONE DISTRICT TO THOSE SECTIONS AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) AND CREATING NEW SECTION 5-17 OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone's Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.

Affidavit of Publication Presented

Mayor Masci opens the public hearing at ____ p.m.

Mayor Masci closes the public hearing at ____ p.m.

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)

VOTE: C/Ferro ____, DM/Grbelja ____, C/Kuczinski ____, C/Dorfman ____, M/Masci ____

SECOND READING:

ORDINANCE 20-05 ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-13 AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS

(SECTION 5-5) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone's Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.

Affidavit of Publication Presented

Mayor Masci opens the public hearing at ____ p.m.
Mayor Masci closes the public hearing at ____ p.m.

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)
VOTE: DM/Grbelja____, C/Kuczinski ____, C/Dorfman ____, C/Ferro ____, M/Masci ____

SECOND READING:

ORDINANCE 20-06 ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLES 3, 4, 5, 7, 9, 11 AND 17, SECTIONS 3-9.3 (ESCROW FEES), 4-9.12 (FENCES), 4-11.4 (NOISE), 4-14.8.c.1 (SITE DEVELOPMENT STORMWATER PLAN), 4-16 (ARCHITECTURAL GUIDELINES & DESIGN STANDARDS FOR NONRESIDENTIAL BUILDINGS), 5-15 (PCD PLANNED COMMERCIAL DEVELOPMENT) 5-16, 5-16.2, 5-16.4, 5-16.6 (FHSC), 7-3.4 (EMERGENCY SPILLWAYS), 9-5 (ENVIRONMENTAL CONSTRAINTS) 11-5.9, 11-11, 11-14.8.b, 11-24, 11-25.6, 11-30, 11-32.3, 11-33 (DESIGN AND PERFORMANCE STANDARDS) AND 17-1 (RIPARIAN ZONE ORDINANCE) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone's Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.

Affidavit of Publication Presented

Mayor Masci opens the public hearing at ____ p.m.
Mayor Masci closes the public hearing at ____ p.m.

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)
VOTE: C/Kuczinski ____, C/Dorfman ____, C/Ferro ____, DM/Grbelja____, M/Masci ____

SECOND READING:

ORDINANCE 20-07 ORDINANCE AMENDING CHAPTER XXXV (LAND USE AND DEVELOPMENT REGULATIONS), ARTICLE 5, SECTION 5-7 AND THE SCHEDULE OF AREA, YARD AND BUILDING REQUIREMENTS (SECTION 5-5) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH, STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance revision is designed to implement the provisions of the Settlement Agreement reached between Millstone Township, Fair Share Housing Center and Showplace Farms, LLC and approved by Order of the Superior Court of New Jersey, Monmouth County, Law Division, Docket No. MON-L-2501-15 dated November 12, 2019 resolving the Township of Millstone's Mount Laurel Declaratory Judgment action to satisfy its Constitutional obligation to provide its fair share of affordable housing.

Affidavit of Publication Presented

Mayor Masci opens the public hearing at ____ p.m.

Mayor Masci closes the public hearing at ____ p.m.

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)

VOTE: C/Dorfman ____, C/Ferro ____, DM/Grbelja ____, C/Kuczinski ____, M/Masci ____

SECOND READING:

ORDINANCE 20-08 AN ORDINANCE AMENDING CHAPTER V (FEES), SECTION 5-2 (FEES FOR CHAPTER II: ADMINISTRATION), PARAGRAPH C (RECREATION REGISTRATION) OF THE REVISED GENERAL ORDINANCES OF THE TOWNSHIP OF MILLSTONE, COUNTY OF MONMOUTH AND STATE OF NEW JERSEY

EXPLANATORY STATEMENT: This Ordinance amends registration fees for Recreation programs.

Affidavit of Publication Presented

Mayor Masci opens the public hearing at ____ p.m.

Mayor Masci closes the public hearing at ____ p.m.

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)

VOTE: C/Ferro ____, DM/Grbelja ____, C/Kuczinski ____, C/Dorfman ____, M/Masci ____

RESOLUTIONS:

20-105 Resolution to Adopt Temporary Emergency Appropriations #2

Motion to adopt/table, Moved C/____, Second C/____, (Committee Discussion)

VOTE: DM/Grbelja ____, C/Kuczinski ____, C/Dorfman ____, C/Ferro ____, M/Masci ____

**RESOLUTIONS: CONSENT RESOLUTION POSTED ON BULLETIN BOARD.
ALL MATTERS LISTED UNDER ITEM "CONSENT AGENDA" ARE CONSIDERED ROUTINE BY THE TOWNSHIP COMMITTEE AND WILL BE ENACTED BY ONE (1) MOTION IN THE FORM LISTED BELOW. THERE WILL BE NO SEPARATE**

DISCUSSION ON THESE ITEMS, IF DISCUSSION IS DESIRED OF ANY ITEM, THAT ITEM WILL BE CONSIDERED SEPARATELY.

- 20-106 Resolution Authorizing an Application to Monmouth County Municipal Open Space Grant Program
- 20-107 Resolution Awarding Contract for 2020 Curbside Spring Cleanup and Reserving Option for 2021 Contract
- 20-108 Awarding Contract to Stewart, A Xerox Company
- 20-109 Resolution Directing Tax Collector to Cancel Real Estates Taxes Listed on Schedule A
- 20-110 Resolution of the Township Committee of the Township of Millstone to Fund the Accessory Apartment Component of the 2020 Amended Housing Element and Fair Share Plan
- 20-111 Resolution of the Township Committee of the Township of Millstone Approving Spending Plan
- 20-112 Payment of Vouchers for March 18, 2020
- 20-113 Resolution of the Township of Millstone Authorizing a Place to Place Transfer of Plenary Retail Distribution License for Indus Holdings Inc., License No. 1332-44-004-007
- 20-114 Resolution Authorizing the Execution of an Agreement Between the Township of Millstone and Gerald Baldachino Pursuant to the Township's Compliance Plan and Settlement Agreement for Block 11, Lot 19 and Block 9, Lot 7
- 20-115 Resolution Authorizing the Execution of an Agreement Between the Township of Millstone and the Affordable Housing Alliance, Inc., a New Jersey Non-Profit Corporation, Pursuant to the Township's Compliance Plan and Settlement Agreement for "CKV Millstone Woods," Block 57, Lot 16.03
- 20-116 Resolution Authorizing the Execution of an Agreement Between the Township of Millstone and the Affordable Housing Alliance, Inc., a New Jersey Non-Profit Corporation, Pursuant to the Township's Compliance Plan and Settlement Agreement for "Shu Lee Apartments," Block 57.01, Lot 21.02

Motion to adopt/table, Moved C/_____, Second C/_____, (Committee Discussion)

VOTE: C/Dorfman _____, C/Ferro _____, DM/Grbelja _____, C/Kuczinski _____, M/Masci _____

REPORTS FROM VARIOUS DEPARTMENTS FOR FEBRUARY 2020:

Tax Collector	\$7,448,939.05
Clerks Report	\$ 1,053.23
Dog License	\$ 1,501.20
Recreation	\$ 2,478.82
Building Department	\$ 37,445.00
COAH	\$ 0.00
Municipal Court	\$ 15,702.11
2020 Interest Revenue	

Motion to file, Moved C/_____, Second C/_____. ©

TOWNSHIP COMMITTEE MINUTES:

1. Special Regular Session Minutes – December 30, 2019

Motion to adopt/table, Moved C/_____, Second C/_____. (Committee Discussion)

VOTE: C/Ferro _____, DM/Grbelja _____, C/Kuczinski _____, C/Dorfman _____, M/Masci _____

2. Special Executive Session Minutes – December 30, 2019

Motion to adopt/table, Moved C/_____, Second C/_____. (Committee Discussion)

VOTE: DM/Grbelja _____, C/Kuczinski _____, C/Dorfman _____, C/Ferro _____, M/Masci _____

3. Regular Session Minutes – March 4, 2020

Motion to adopt/table, Moved C/_____, Second C/_____. (Committee Discussion)

VOTE: C/Kuczinski _____, C/Dorfman _____, C/Ferro _____, DM/Grbelja _____, M/Masci _____

NEW BUSINESS:

1. Discussion on Amending Ordinance 10-25

OLD BUSINESS:

COMMENTS FROM THE DAIS:

PRIVILEGE OF THE FLOOR:

Mayor Masci opens the meeting to the public at _____.

Mayor Masci closes the meeting to the public at _____.

Limited to ½ Hour

Motion to adjourn: Moved C/_____, Second C/_____. © Time Out _____.